

**VILLAGE OF ESTERO DESIGN REVIEW BOARD  
MEETING OF OCTOBER 28, 2015**

The Village of Estero Design Review Board meeting was held on this date at the Estero Fire Rescue District Meeting Room, 21500 Three Oaks Parkway, Estero, Florida.

Present: Chairman Albert O'Donnell and Board Members W. Scott Anderson, Barry Jones, Joe McHarris, William Prys, Gerald Simons, and Patty Whitehead. Absent: Board Member Tatooles.

Also present: Nancy Stroud, Esq., Community Development Director Mary Gibbs, and Village Clerk Kathy Hall.

**1. CALL TO ORDER**

Chairman O'Donnell called the meeting to order at 5:32 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chairman O'Donnell led the Pledge of Allegiance.

**3. ROLL CALL**

Village Clerk Kathy Hall called the roll; Board Member Tatooles was absent.

**4. APPROVAL OF AGENDA**

Board Member Prys moved approval of the agenda, seconded by Board Member McHarris, called and carried unanimously.

Chairman O'Donnell provided clarification of Board procedures and called for Board Member disclosure of ex parte contacts and conflicts of interest. Board Member Prys disclosed that he spoke with the architect on the Coconut Retail Center project regarding building style.

All audience members and staff providing testimony were sworn in by Village Clerk Kathy Hall.

**5. BUSINESS**

**(a) Approval of Minutes**

**(1) October 14, 2015**

Board Member McHarris moved approval of the October 28, 2015 minutes, seconded by Board Member Prys, called and carried unanimously.

**(b) Unfinished Business**

None.

**(c) Consent Agenda**

None.

**(d) Public Information Meetings**

- (1) The Laser Lounge Spa – 20400 US 41 (District 4)
  - Monument Sign
  - Setback Deviation from 15 feet to 5 feet for monument sign

Community Development Director Gibbs provided a brief introduction.

Chad VanEffen, Signs by Crannie, provided a description of the monument sign, noting that he attempted to incorporate the house design; earth tones would be utilized; the base was wide, but was within code requirements; decorative wood design on the sides; copy would be illuminated utilizing LED lighting pushed through acrylic.

Discussion ensued related to the non-illuminated blue wave; the half-inch blue vinyl and halo effect; flush mounted, heavy gauge aluminum medallion; stone would be digitally printed but would provide the appearance of wood. Mr. VanEffen addressed the sign location and the hardship due to the building being positioned on a curve along US 41.

Discussion followed regarding ingress/egress and landscaping on the back side of the sign, which would be flat, painted aluminum. Mr. VanEffen noted that he had not received opposition from the neighbors.

There were no public comments.

**(e) Public Hearings**

- (1) Coconut Retail Center - Lyden Drive and US 41 – DOS 2015-00086 (District 2)
  - Development of commercial use

Community Development Director Gibbs provided a brief introduction.

Greg Roth, Bohler Engineer, through a PowerPoint presentation, provided background information regarding the proposed multi-tenant building for restaurant and retail uses, and spoke to the suggestions received at the September 23, 2015 DRB meeting related to pedestrian accessibility, building signage plan and canopy material, revising the breezeway, landscape modifications, and site plan alterations.

Jeff Smith, Aude Smith Architects, continuing with the PowerPoint presentation, addressed the architectural modifications made from the September 23, 2015 DRB meeting related to signage; material selection; wall mounted trellis on the north wall; site photometrics; addition of monument sign and dumpster enclosure elevations; architectural elevations; AC unit screening; floor plan; internal drainage; hidden meter panels; and Mediterranean design.

Discussion followed related to staining the light posts bronze; the need for a formal submittal for the monument sign; photometrics; sidewalk across the parking lot; a patio would not be included in the space between the buildings due to zoning restriction; and the trees in the landscape plan.

There were no public comments.

Board Member Anderson moved for approval of development of commercial use, with the condition that the trees met the Estero code, seconded by Board Member McHarris, called and carried unanimously, with Board Member Tatooles absent.

- (2) Shell Station at Miromar Outlets – Northwest corner of Ben Hill Griffin Pkwy and Corkscrew Road (District 4)
  - Monument sign approval

Community Development Director Gibbs provided a brief introduction.

Laura Farenhem, representing University Shell, stated that she took the suggestions from the October 14, 2015 DRB meeting and created a new sign design; due to the width of the sign, landscaping could be installed; the sign would sit on concrete footings that would match the level of the road.

Discussion ensued regarding sign detailing. Board Member McHarris provided notations on the monument sign plan indicating a bigger band/cornice, a two-step white banding, and red paint from the banding to the bottom.

There were no public comments.

Board Member Jones moved approval of the monument sign with the notations as provided by Board Member McHarris on the monument sign plan, seconded by Board Member Simons, called and carried, with Board Member Tatooles absent.

- (3) The Reef – Northeast corner of Estero Parkway and Three Oaks Parkway (District 3)
  - Addition of clubhouse, modify building appearance, and minor site plan revisions for the next phase of Coastal Village DO

Community Development Director Gibbs provided a brief introduction.

Board Member McHarris recused himself in order to present the application.

Joe McHarris, McHarris Planning & Design, stated that the new student housing for FGCU was previously approved and had since been sold; they wanted to bring this into context with the community. Through a PowerPoint presentation, he reviewed the information presented at the October 14, 2015 meeting, which included site location; existing site plan; changes to the Development Order that included additions of a clubhouse at the pool area, gated entrance, and additional parking. He also noted that there were minor changes to the lake and that everything met code. Mr. McHarris also spoke to the landscape plan that included minor modifications to the area around the

community center and parking area. Mr. McHarris provided information regarding the existing approved design and proposed changes, indicated it would have more of a Mediterranean look, and noted that the configuration of the units had not been changed. Clubhouse elevations were reviewed along with an overall area view without landscaping.

Board discussion and questions followed related to the parking, the 3-foot building eaves, building colors, fountains, benches and sidewalk.

Paul Klens, Landscape Architect, spoke in detail regarding the landscape, noting that there would be some change in species, particularly the woody plants. Discussion ensued. Mr. Klens noted that the 3-gallon Red Maples and Pond Cypress would be replaced with littorals.

Public Comment:

Adam Albright, FGCU student, was sworn in to testify and conveyed appreciation to Mr. McHarris for the new student housing.

Discussion followed regarding the building colors, access to the out parcel, Sabal Palms and shrubs. Mr. McHarris stated that they would add a sidewalk stub-out in two places to the out parcel location.

Board Member Whitehead moved approval of the addition of the clubhouse, modifying the building appearance, and minor site plan revisions for the next phase of Coastal Village DO, with conditions: replacing some of the woody lake plants with verbacious lake plants, sidewalk stub-outs to the out parcel with the option of a gate, benches and fountains around the lake, and that element "D" in the Design Plan be painted in earth tone beige/brown, complimentary to the stone indicated on the Design Plan, which will not be included. Motion seconded by Board Member Jones, called and carried, with Board Members Anderson, Jones, Prysi, Simons, Whitehead and Chairman O'Donnell voting aye, Board Member McHarris recusing, and Board Member Tatooles absent.

**(f) Workshops**

None.

**6. PUBLIC INPUT**

None.

**7. BOARD COMMUNICATIONS**

**(a) Committee Reports**

None.

**(b) Chairman's Reports**

None.

(c) Member Reports and Comments

None.

(d) New Business

(1) Reschedule or Cancel November 25 and December 23 meetings

Brief discussion regarding the upcoming November and December meeting dates. Consensus was to try to reschedule earlier in the week.

(2) Recommended revisions to Village of Estero Ordinance No. 2015-01

Discussion took place regarding the recommended revisions and it was noted that the Board's intent was to not require an engineer to constitute a quorum. Discussion ensued and Attorney Stroud read the following into the record: **Amend Section 3-2.(1) as follows:** ~~The village council shall appoint a chairman from among the appointed members of the design review board to serve for one year terms and to present at its meetings.~~ The design review board shall conduct an annual meeting each year in April and shall elect a chairman and The design review board shall elect a vice-chairman for one (1) year terms to preside at its meetings in the absence of a chairman. **Amend Section 3-2 (2)(b) as follows:** (b) At least 1 member of the board shall be either a state-registered architect or previously licensed and now retired; at least 1 member shall be either a state-registered engineer or previously licensed and now retired; and at least 1 other member shall be either a state-registered landscape architect or previously licensed and now retired. **Amend Section 3-5 as follows:** Four members shall constitute a quorum, provided that any quorum must include at least one member who is (i) either a state-registered architect or a person with a degree in architecture with ten years of experience or previously licensed architect and now retired; (ii) either a state-registered landscape architect or a person with a degree in landscape architecture with ten years of experience or previously licensed and now retired.

Board Member Prysi moved to recommend that the Village Council review and approve the amendments, seconded by Jones. Discussion of the motion followed. Board Member Anderson commented that the makeup satisfied the intent of the Village for credibility when the ordinance was set up, and the functionality gave the Board the flexibility to give people due process. The motion was called and carried unanimously, with Board Member Tatooles absent.

## **8. ADJOURN**

Board Member Prysi moved to adjourn, seconded by Board Member Simons, called and carried unanimously, with Board Member Tatooles absent. Chairman O'Donnell adjourned the meeting at 7:04 p.m.

Respectfully submitted,

---

Kathy Hall, MMC  
Village Clerk